
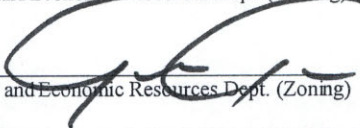


ENCHANTED PATH

TENTATIVE PLAT NO. 23750-2-COR.
 Sec. 32 Twp. 54 Rge. 39
 Municipality: MIAMI-DADE
 Zoned: RU-1M(a)
 RECOMMENDS
 APPROVAL 6-24-16 
 Date, Regulatory and Economic Resources Dept. (Planning)
 RECOMMENDS
 APPROVAL 6-24-16 
 Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the requirements checked below:
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Concurrency capacity reservation is valid until June 23, 2017 if tentative plat is kept active.
- ☒ Tentative Plat valid until March 24, 2017
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 9.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ The Highway Division of the Miami Dade County Department of Transportation and Public Works shall approve Paving and Drainage plans for Section and Half Section Line roads.
- ☒ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- ☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

- ☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- ☒ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review.**
- ☒ Street Lights are required along Section Line roads. Contact Julio Navarro at (305) 592-8925 for details.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Processing fee for Permanent Reference Monument Verification.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)**

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 2-5-16
Tentative No.: T- 23750-1-NEW
Received Date: 1-20-16

Number of Sites : (11)
FEES:
P.W.W.M. _____ \$1,872.00
Plus \$10.90 per site in excess of 6 sites _____ \$54.50
P.E.R.A. _____ \$210.00
PRINT \$2,136.50

Concurrency Review Fee (*6.00% of Sub-Total) -- \$128.19 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,264.69 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 32 Twp.: 54 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ENCHANTED PATH

2. Owner's Name: LEGACY HOMEBUILDERS KENDALL, LLC Phone: 305-484-6180

Address: 9840 SW 77 AVENUE, SUITE 203 City: MIAMI State: FL Zip Code: 33156

Owner's Email Address: padrian@bellsouth.net

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 9370 SW 72nd STREET, SUITE 102 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: ED@ASOMIAMI.COM

4. Folio No(s): 30-4932-002-0030 / 30-4932-002-0040 / _____ / 3

5. Legal Description of Parent Tract: TRACTS 3 & 4, RESUBDIVISION OF SECTION 1 OF SUNSET MANORS(PB 32 AT PG. 53)
MIAMI-DADE COUNTY, FL., AND A PORTION OF SW 73 ST, SW 74 ST & SW 164 AVE

6. Street boundaries: SW 163rd PLACE AND SW 72nd STREET

7. Present Zoning: RU-1Ma Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(11 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

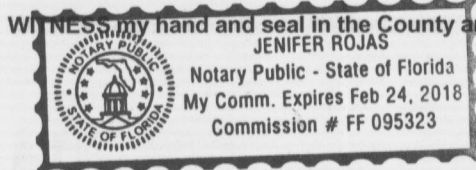
SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Luis Rodriguez, President

BEFORE ME, personally appeared Luis Rodriguez this 15 day of January, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known _____ or produce _____ as identification and who did (not) take an oath.



Signature of Notary Public: _____

(Print, Type name here: Jenifer Rojas)

Feb 24, 2018
(Commission Expires)

FF095323
(Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

